Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7b St James Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,699,000

Median sale price

Median price $1,474,000 Property Type Townhouse Suburb Bentleigh

Period - From 20/03/2024 to 19/03/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10b Blackshaw St MCKINNON 3204	$1,641,500	19/12/2024
2	12b Wood St BENTLEIGH 3204	$1,670,000	26/11/2024
3	24B Windsor Av BENTLEIGH 3204	$1,710,000	11/11/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/03/2025 10:55